

Warwick Historic District Commission

Warwick City Hall
3275 Post Road
Warwick, Rhode Island 02886

Meeting Minutes Wednesday, May 18, 2016 Planning Department Conference Room Second Floor, City Hall Annex

The following Commission members were in attendance:

Ms. Donna Tobin, Chair
Ms. Ginny Leslie, Vice Chair
Mr. William McQuade
Mr. Barry O'Brien
Ms. Jennifer Siciliano

The following Commission members were absent:

Mr. Maxwell Pounder
Ms. Carol Pratt

The following staff member was present:

Sue Baker, Warwick Planning Department

The meeting was called to order by the Chairperson at 6:06 p.m.

Petition #16-274-113

Residential

27-29 King Sreet

Pontiac Village

The Petitioner, Michael Sollecito, was present to explain his application. He is seeking permission to replace a single-car, detached garage, which was involuntarily demolished. He is proposing to rebuild on the 14'6" x 16'6" concrete slab that remains. He has contracted with Reeds Ferry Sheds of Nashua, NH to design a new garage, in a "Grand Victorian" style with a double A frame dormer and garage door, to meet the requirements for historic district zoning and fire rating for building code and to match the architecture of the residence. The structure is approximately 12' high.

Mr. Sollecito explained that during a March windstorm his neighbor's 50-foot pine tree fell and demolished his garage. Before-and-after photos, as well as renderings of the proposed design of the new garage, were presented for the Commission's review.

Mr. Sollecito explained that the garage will be pre-fabricated and assembled and installed at the end of July. The garage will be attached to the existing concrete slab. The dimensions of the new garage are 14' x 16', slightly smaller than the previous one.

Pine clapboard will be used for the exterior, with architecture to match the residence. The side barn doors will be made of wood, and the garage door will be aluminum, as was the old garage door. Mr. Sollecito has consulted with the Zoning Office relative to the placement of the garage, which is approximately two feet from the property line. The garage is "grandfathered," so no special zoning approvals are required; however, the wall closest to the line must have interior and exterior one-hour fire rating material installed. The exterior will be sheathed with the pine clapboard.

Mr. Sollecito explained that there will not be electricity in the garage so the window design, with transom lights over the windows, are designed to let as much natural light in as possible.

Commissioner McQuade made a motion to approve the petition as presented and with information provided during the meeting, citing Secretary of the Interior Standard for Rehabilitation #9. Commissioner Leslie seconded the motion. All voted in favor; none were opposed.

Petition #16-274-204
Pontiac Mill Water Tower
334 Knight Street
Pontiac Village

This Petition has been continued from the February 17, 2106 meeting. Petitioner is seeking modifications to previously-approved Petition #10-274-180, 204; specifically, to swap three (3) panel antennas and add three (3) radios located behind the antennas.

Ms. Baker explained that representatives from American Tower had requested that the Petition be continued to the June 15, 2016 meeting. Commissioner Leslie motioned to continue the petition. Commissioner McQuade seconded. All voted in favor; none opposed. The motion to continue passed 5-0.

OTHER BUSINESS

1.) Approval of meeting minutes:

- **Wednesday, March 16, 2016**
Vote continued until the June 15, 2016 meeting due to lack of quorum of Commissioners who were present at the March meeting.
- **Wednesday, April 20, 2016**
Commissioner Leslie motioned to approve the minutes, seconded by Commissioner McQuade. All voted in favor, with Commissioner Siciliano abstaining. Motion passed, 4-0.

Commissioner Leslie made a motion to adjourn the meeting, seconded by Commissioner McQuade. All voted in favor; none opposed. The meeting adjourned at 6:27 p.m.